

A well presented spacious 4 bedroom longère with extensive outbuildings situated on the edge of the village.



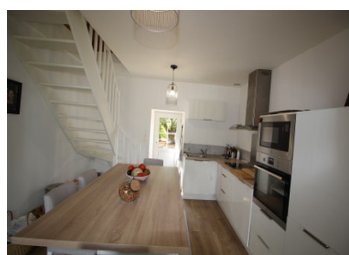
INFORMATION

Town:	Chemillé-en-Anjou
Department:	Maine-et-Loire
Bed:	4
Bath:	2
Floor:	146 m2
Plot Size:	1965 m2

IN BRIEF

Situated its own private grounds overlooking the countryside this 4-bedroom 'longère' provides a welcoming family home. The numerous outbuildings give plenty of options for their usage. The buildings are surrounded by garden with views over open countryside.

The property is ideally located for easy access to Angers (33kms) Cholet (33kms) and Nantes (100kms)



ENERGY - DPE

DPE in progress.

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

This well presented house provides the luxury of living in the countryside but on the edge of a small village which is very well connected to larger towns such as Angers and Cholet, both 33 kms.

The entrance hall with W.C provides access to the dining room to the right, which leads to a laundry room and a bathroom and stairs to bedroom 3.

Returning to the entrance you will find the lounge leading to the kitchen and from the kitchen, upstairs to the study / bedroom 4

The entrance stairs lead to the mezzanine on the first floor where you will find bedrooms 1 and 2 with walk-in dressing room and bathroom.

Outside there are extensive outbuildings that could be used for all manner of purposes.

The property enjoys an enclosed garden with nice views across the countryside

LOCAL TAXES

Taxe habitation: EUR

Interior

Kitchen (14.44 M²)

Living room (23.48 M²)

Entrance and WC (10.19 M²)

Living room (25.75 M²)

Bathroom (8.53 M²)

Linen room (5.64 M²)

Study / Bedroom 4 (16.88 M²)

Bedroom 3 (18.92 M² and 10.79

NOTES